

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 9, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-18342 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CHABAD SOUTHERN NEVADA, INC. - Request for a Site Development Plan Review FOR A PROPOSED 84,276 SQUARE FOOT, 44-FOOT TALL PRIVATE SCHOOL AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW NO LANDSCAPING ALONG THE NORTH AND EAST PROPERTY LINES AND ALONG PORTIONS OF THE SOUTH AND WEST PROPERTY LINES WHERE A MINIMUM EIGHT FOOT WIDE BUFFER IS REQUIRED on 4.01 acres adjacent to the west side of Vista Drive, approximately 530 feet south of Charleston Boulevard (APNs 162-06-510-007, 008, 009, and 017), R-E (Residence Estates) and P-R (Professional Office and Parking) Zones, Ward 1 (Tarkanian) NOTE: THIS APPLICATION HAS BEEN AMENDED TO 77,881 SQUARE FOOT, 35-FOOT HIGH PRIVATE SCHOOL WITH NO LANDSCAPE WAIVERS REQUESTED. The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

22

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

2

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda – Protest petition with one neutral
7. Submitted after meeting – Recordation notice of Council action and conditions of approval
8. Backup referenced from the 11-08-07 Planning Commission Meeting Item 17

Motion made by LOIS TARKANIAN to Approve subject to conditions and adding the following conditions as read for the record:

- A. There shall be a maximum enrollment of 250 students, including the daycare.
- B. The school shall submit a drop-off/pick-up plan to the City Traffic Engineer and receive approval of this plan prior to the submittal of civil improvement drawings or the issuance of any

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permits, whichever may occur first. The plan shall include proposed enforcement mechanisms to ensure compliance and adequate implementation of the plan.

D. There shall be no right turn on Vista Drive south bound from school drive exit.

E. Diverters shall be placed in street in front of school to prevent southbound traffic from school on Vista Drive.

F. There shall be a right turn only north bound on Vista Drive on to West Charleston Boulevard.

G. There shall be a right turn only on Del Rey Avenue for south bound traffic on Vista Drive from West Charleston Boulevard to Del Rey Avenue.

H. School zone signs on Vista Drive shall be at 15 mph.

I. School crosswalk shall be striped.

J. There shall be no parking on the east or west side of Vista Drive from West Charleston Boulevard to Del Rey Avenue.

K. Resident parking permits will be provided.

L. A new traffic study shall be conducted six (6) months after opening of new facility.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

NOTE: MAYOR GOODMAN disclosed that he has attended the temple and made contributions on days when he memorialized the passing of his mother and father, but he is not a member of the temple. DEPUTY CITY ATTORNEY JIM LEWIS advised that this does not preclude him from voting.

Minutes:

COUNCILMAN REESE declared the Public Hearing open.

ATTORNEY JAY BROWN, 520 South 4th Street, appeared with RABBI SHEA HARLIG and HOWARD PEARLMAN, Architect, and asked for approval.

PAT MULHALL, 4021 Mountain View Boulevard, President of the Artesian Heights Neighborhood Association, stated this is a low density rural neighborhood and many long time residents have appeared before the City Council in the past to continue to preserve this rural area in the heart of the city. The proposed school is not compatible with this neighborhood, as it will be placed on three adjacent lots near the center of the block. Homes will be torn down in order to squeeze in this large school. The applicant was invited to attend the homeowners association meetings where options were suggested, but a consensus was never reached. Recently the residents met with COUNCILWOMAN TARKANIAN to review a proposed traffic plan that could minimize the traffic impact through the neighborhood. After much review and discussion, the residents accepted the plan. However, a few residents still feel that the traffic generated by the school would add to the existing traffic congestion. He hopes that the applicant will join in helping preserve this unique neighborhood.

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TED RUSSELL, Las Vegas resident, commended the architect on the design and expressed his support of the project.

IRIS SALLEY, 1473 Teddington Court, indicated she moved into this area to be near the school. She opined that schools belong within the neighborhoods regardless of whether they are public or private or where somebody lives. The kids belong here and not in some industrial or commercial area. Schools are part of communities and her son is comfortable attending a nearby school. The traffic exists whether or not the school will exist; it will probably change depending on the direction the traffic will be going.

ATTORNEY BROWN noted that the residents have been terrific as this has been a difficult issue. They have been accessible, as well as City staff, especially COUNCILWOMAN TARKANIAN. He pointed out there are no waiver requests and the building has been redesigned.

COUNCILWOMAN TARKANIAN greatly appreciated the efforts on both sides. The concern from the residents was not the school but its size; it is larger than the Meadows School. But in speaking with the representatives about the issue, they redesigned it and no waivers are required. She believes the school can be a great asset to the community and she feels good about them coming together. Her biggest concern is the traffic in the area.

COUNCILWOMAN TARKANIAN was pleased that the concerns expressed by the residents would be included as additional conditions, which BART ANDERSON, Public Works Department, read into the record. ATTORNEY BROWN accepted the conditions and asked if a cap on the amount of children would be included. The Councilwoman requested an additional condition for a maximum enrollment of 250 students, including the daycare.

COUNCILWOMAN TARKANIAN acknowledged the feelings of the citizens and every effort was made to work together. She understands the Rabbi's passion and what he is trying to do and appreciates him working with staff. She knows that a great thing can come from this and any bitterness will be left behind.

MAYOR GOODMAN declared the Public Hearing closed.